TOWN OF PALM BEACH

Planning, Zoning & Building Department

MINUTES
LANDMARKS PRESERVATION COMMISSION
WEDNESDAY, MARCH 19, 2003 AT 9:00 A.M.
AT THE TOWN COUNCIL CHAMBERS, 360 SOUTH COUNTY ROAD, PALM BEACH

I **Call to Order**: Chairman Eugene Pandula called the meeting to order at 9:00 a.m.

II **Roll Call**:

PRESENT: Eugene Pandula, Chairman
Ann Blades, Secretary
Sari Wilkey, Member
Ann Vanneck, Member
Jack Pyms, Member
Judy Hoffman, Member
Patrick Segraves, Member
Wendy Victor, Alternate Member
William Lee Hanley Jr., Alternate Member
John C. Randolph, Town Attorney (arrived at 9:50 a.m.)
Robert L. Moore, Director of Planning, Zoning & Building
Timothy M. Frank, Planning Administrator
Jane Day, Staff Preservation Consultant

ABSENT: Richard Krock, Alternate Member (Excused)

RECORDING SECRETARY: Cynthia M. Delp

III **Approval of the Minutes of the February 18, 2003 meeting**:

MOTION BY MRS. BLADES FOR APPROVAL OF THE MINUTES.
MOTION SECONDED BY MRS. WILKEY.
MOTION CARRIED UNANIMOUSLY.

Post Office Box 2029 • 360 South County Road • Palm Beach, Florida 33480 • (561) 838-5430

IV **Election of Officers:**

Mrs. Vanneck nominated Mr. Pandula as Chairman, and this nomination was seconded by several other members simultaneously. There were no other nominations for Chairman. All were in favor.

Mrs. Blades nominated Mrs. Wilkey as Vice Chairman, and this was seconded by Mrs. Hoffman. There were no other nominations for Vice Chairman. All were in favor.

Mrs. Hoffman nominated Mrs. Blades as Secretary, and this was seconded by Mrs. Vanneck. There were no other nominations for Secretary. All were in favor.

V **Administration of the Oath to all persons who wish to testify**: By Mrs. Delp

Administrative Announcement from Mr. Moore: Mr. Moore stated that the town has released its Annual Report, and it carries an error which inadvertently omits Mrs. Victor from the roster of the Landmarks Preservation Commission. This was a printer's error, and Mr. Moore apologized publically to Mrs. Victor. Furthermore, he explained that Mr. Segraves has been promoted from Alternate Member to Regular Member (despite his lack of membership seniority) in light of the fact that the ordinance requires that at least two, but no more than three architects, shall serve as regular members of the Landmarks Preservation Commission.

VI **Public Hearings**:

A. Application for Certificate of Appropriateness #1-2003, Driveway gates (deferred from Jan. & Feb. 2003)
Owner/Applicant: Mr. Michael Price
Address: 452 Worth Avenue
Architect: Brower Architectural Associates Inc.
Project Description: Request approval of replacement of existing driveway gates with new gates, and other associated changes as presented

CALL FOR DISCLOSURE OF EXPARTE COMMUNICATIONS.

Please note that the architect has requested to withdraw this project from consideration. As the scope of the project has changed, a new application will be filed in a few months.

Mr. Frank read a letter into the record which requests the above referenced withdrawal request.

MOTION BY MRS. VANNECK TO REMOVE THIS APPLICATION FROM THE AGENDA.

MOTION SECONDED BY MRS. WILKEY.
MOTION CARRIED UNANIMOUSLY.

B. Application for Certificate of Appropriateness #11-2002 (deferred since June 2002) Gatehouse, landscape, hardscape, new porte cochere
Owner/Applicant: The Breakers Palm Beach Inc.
Address: 1 South County Road
Architect: Wimberly Allison Tong & Goo (WAT&G)
Peridian International Inc., Mr. Arthur Beggs
Project Description: Request approval of the following:

1. Front Driveway Improvements - Reconfigure the front driveway/ parking and landscape area with landscaping and lighting improvements, and add a security gatehouse on main driveway. The parking currently located on the main driveway will be relocated to a service drive to the south.
2. Balustrade Removal: Replicate balustrade at front entrance west of Porte Cochere of the Hotel further west in order to add additional valet lanes to match existing west of front lawn
3. Ponce de Leon Porte Cochere - Add new porte cochere and covered walkways to the south entrance of the Hotel connecting it to the Beach Club with landscaping and lighting improvements.
4. Other associated changes as presented

CALL FOR DISCLOSURE OF EXPARTE COMMUNICATIONS:

Application for Certificate of Appropriateness #11-2002 - Approvals to date
Motion at the June meeting: "that the applicant re-visit the design of the gatehouse to make it less massive, approve the materials for the walkway, approval of the landscaping, approval of removal of the balustrade that is between the three arches at the front door, that another balustrade not be added as was originally contemplated, and that the porte cochere be re-visited (for its roof) even though the concept is good, and the arch in the porte cochere is acceptable." The applicant was requested to return to the July meeting with details relative to the south supplemental parking with the landscape islands.

At the July meeting, there was a motion for approval of the gatehouse design, presented as design option #2, with some thought to be given to vining the gatehouse, and if needed, underplanting the hibiscus hedge at the south parking area. Relative to the porte cochere, there was a motion for approval based upon the applicant returning next month with glass samples, details regarding the clips, materials and color of the metal elements.

At the August meeting, there was a motion for approval of the color of the glass, and the color of the metal, and approving the clips for the trellis and canopy to be the same bronze color, and requiring that the shop drawings return to the LPC showing the profiles of the metal, and the size and position of the attachments to the building.

At the August meeting, there was a motion to approve the 36" tall Flagler bollard with a metal halide lamp, diffusing part of the light that is facing the gatehouse, and approval of the interior fixtures in a verde finish with metal halide lamps as well.

At the September meeting, there was a motion for deferral to the October meeting as shop drawings were not ready.

At the October meeting, there was a motion to approve the temporary awning through June 1, 2003. There was also an approval of the new restroom building required in conjunction with the gatehouse. There was a motion for deferral of the shop drawings for the glass system to the November meeting.

At the November meeting, there was a motion for approval of the glazing system at the trellis walk, as revised, and approval of the automatic window curtains along the trellis walk. There was also a motion for deferral of

the glass canopy element to the February 2003 meeting.

At the February 2003 meeting, there was a motion for deferral of the butterfly canopy to the March 2003 meeting.

Mr. Frank read a letter from the Breakers representatives requesting deferral of this matter to the May meeting.

MOTION BY MRS. WILKEY FOR DEFERRAL OF THE BUTTERFLY CANOPY TO THE MAY MEETING.
MOTION SECONDED BY MRS. VANNECK.
MOTION CARRIED UNANIMOUSLY.

C. Application for Certificate of Appropriateness #26-2002, (deferred from Nov., Dec. & Feb.) Loading dock improvements
Owner/Applicant: Bath and Tennis Club
Address: 1170 South Ocean Boulevard
Architect: Brower Architectural Associates
Project Description: Request approval for improvements to loading dock area to include new hedge, pavers, wood gates, wood door, wrap fire escape with wood, aluminum railing, coach lights, and other associated changes as presented

CALL FOR DISCLOSURE OF EXPARTE COMMUNICATIONS: None declared

Architect Ken Brower presented this request on behalf of the Bath and Tennis Club. The purpose of the project is to screen trucks from view as they are loading and unloading. This matter had been heard by the Town Council in November. In fact, the project as described above has been scaled down just to include paving, a wooden gate, and hedges which have been pulled out to the edge of the street. Mr. Brower stated that the intent of the project is not to expand the limits of the existing paved area.

Mr. Moore added that in order for the hedge to be permitted, with its proximity to the DOT right of way, State Road A1A, the Bath and Tennis Club and the Town must be co-applicants to the DOT for permission. He stated that the length of the hedge at the right of way is still in question, but the desired purpose must be achieved, i.e., to screen the view of the loading dock and its trucks from the public. Mr. Brower noted that trucks will gain ingress from the south and egress to the north. Trucks will pull onto the B&T property from the south and then back up to the ramp and loading dock.

The pavers will be concrete brick pavers. Although the color of the pavers has not yet been determined, Mr. Brower will encourage the B&T to select pavers which are grey to brown in color. The gate will be a simply cypress utilitarian gate (stained, or painted dark brown) which will offer some screening itself.

Mrs. Vanneck commented that the hedges, shown as ficus, will probably not tolerate the salt conditions. As such, she suggested silver buttonwood instead. Mrs. Victor expressed some concern that large trucks will not be able to negotiate the hedge. Mr. Moore responded that the B&T is actively working with its suppliers to use smaller trucks for deliveries to the site. There is an alternate location on the northwest corner of the property which can be used to unload supplies if a large truck must be used.

MOTION BY MRS. VANNECK TO APPROVE THE PROJECT, AS PRESENTED, WITH THE STIPULATION THAT THE PAVERS BE DARKER IN COLOR THAN LIGHT TERRACOTTA, BECAUSE IT WOULD BECOME UNSIGHTLY, AND THAT DUE CONSIDERATION BE GIVEN TO ANOTHER HEDGE MATERIAL.

MOTION SECONDED BY MRS. WILKEY.
MOTION CARRIED UNANIMOUSLY.

In response to Mr. Brower's question relative to using another hedge material when the Town Council approved ficus, Mr. Moore responded that the Town Council's intention was to provide screening. That was their important concern. Per Mr. Moore, if another species would have greater survivability while still providing adequate screening, it would likewise be acceptable.

D. Application for Certificate of Appropriateness #5-2003 (deferred from February)
Miscellaneous new construction
Owner: Brazilian Court Inc.
Applicant; CSC Brazilian Court
Address: 301 Australian Avenue
Architect: The Lawrence Group
Project Description: Request approval of the following:

1. Remove existing two-story laundry/mechanical/office building adjacent to pool deck and construction three new two-story hotel suites
2. Construct new walk-in cooler structure, chef's office and hall at loading dock area
3. Construct outdoor storage room at loading dock area
4. Install new structural glass doors at Brazilian Avenue entrance to North courtyard.
5. Other associated changes as presented

CALL FOR DISCLOSURE OF EXPARTE COMMUNICATIONS: None declared

At the February meeting, there was a motion for deferral of the project with the request that the applicant returns with the location or permission of the town for the new A/C units, the ice machine that should be moved indoors, the new loading docks, the new two story units, and an alternate plan for access and egress to the north.

Architect Richard Leja returned to the LPC today in response to last month's deferral of the project. He began with the loading dock area, where they now propose a metal rolling door, (which operates like a garage door) painted white, to conceal the dumpsters. The air conditioning compressors for the walk-in coolers are now proposed for placement on the roof behind the parapet. That roof structure (above the chef's office and walk-in cooler) will be lowered by three (3') feet so the compressors will not be visible from the street. Also, an existing air conditioning unit, now hung on the side of the building, will be relocated to the roof as well.

Relative to the three lanai units, Mr. Leja presented a new elevation which he felt was more organized. The same windows and french doors which are used elsewhere on the hotel are used here as well. Shed roofs have been designed rather than the hips shown last month. The door openings are trimmed with pecky cypress. The elevation also shows false clay tile vents.

The members commented that the new elevation seemed very heavy; too busy; the cypress trim is not a good addition; the elevation looks out of character with the Brazilian Court; too many pieces, or openings; the design needs to be simplified by deleting some openings. Staff concurred with the commission relative to the new elevation.

Mr. Adam Schlesinger, of the Brazilian Court Hotel, stated that the reason for the number of openings is to bring as much natural light into the units as possible. He stated that he, also, preferred the original elevation presented at the February meeting.

Mr. Leja noted that the landscape and a proposed pergola will be presented to the LPC at a later date.

Moving on, the structural glass doors which were originally proposed at the north end of the property have been eliminated in favor of decorative aluminum gates to facilitate air flow into the courtyard. Various members felt that the gates were too ornate as presented. It was noted that in addition to these proposed gates, there are gates at the edge of the property already in place. Some members felt there was no need at all for the additional proposed aluminum gates. Mr. Leja responded that Mr. Schlesinger will allow the removal of the existing gates at the perimeter in favor of the new ones at the archway to the courtyard.

Mr. Leja stated he had one additional item to present. He stated that they had approval to place another unit on the second floor of the hotel which is somewhat visible from the south courtyard. The proposal would enclose a covered walkway. Exteriorly, the enclosure will be a wall with two windows.

MOTION BY MRS. WILKEY TO APPROVE THE ADDITION OF THE WINDOWS AND ENLARGING THE STORAGE AREA. (As described in previous paragraph)

MOTION SECONDED BY MRS. BLADES.
MOTION CARRIED UNANIMOUSLY.

******

MOTION BY MRS. WILKEY TO APPROVE THE ROLLING DOORS TO ENCLOSE THE DUMPSTERS AND THE RE-POSITIONING OF THE AIR CONDITIONING UNITS AND THE LOWERING OF THE ROOF, AND INCLUDING APPROVAL OF THE CHEF'S OFFICE AND COOLING TOWER.

MOTION SECONDED BY MRS. BLADES.
MOTION CARRIED UNANIMOUSLY.

******

Feedback was given to remove all the pecky cypress around the doors, to remove the clay vents, to reduce the number of elements on the ground floor, to keep the shed roof concept rather than the hip, and to revert to the shape of the doors as on the elevation presented in February.

MOTION BY MRS. VANNECK FOR DEFERRAL OF THE LANAI UNITS ELEVATION.
MOTION SECONDED MRS. WILKEY.
MOTION CARRIED UNANIMOUSLY.

******

MOTION BY MRS. VANNECK TO ELIMINATE THE PROPOSED GATES AT THE NORTH ARCHWAY ENTRANCE TO THE COURTYARD.

MOTION SECONDED BY MRS. BLADES.

Under discussion, Mr. Schlesinger requested that these gates be deferred rather than eliminated to enable them to bring back a more appropriate gate design.

MOTION AMENDED BY MRS. VANNECK TO DEFER THE GATES TO THE APRIL MEETING, WITH THE UNDERSTANDING THAT THE LPC WOULD PREFER NO GATES WHATSOEVER.

MOTION SECONDED BY MRS. WILKEY.
MOTION CARRIED UNANIMOUSLY.

E. Application for Certificate of Appropriateness #6-2003 (deferred from Feb.)
Landscape, lighting, architectural details
Owner/Applicant: The Mar-a-Lago Club
Address: 1100 South Ocean Boulevard
Architect: REG Architects
Project Description: Request approval of the following
A. As-built landscape plans
B. Lighting fixtures
C. Architectural details
D. Other associated changes as presented

CALL FOR DISCLOSURE OF EXPARTE COMMUNICATIONS

Please note that the attorney for this project, Mr. Royce, has requested that this matter be deferred to the April 2003 meeting.

Mr. Frank read the letter from Mr. Royce into the record which requested deferral.

Mrs. Vanneck noted, for the record, that as the LPC had given approval for lighting fixtures to be installed on a test basis at the beach parcel, they should know that these light fixtures are too large and will not work in the locations specified. The lights will return to the LPC for further action next month.

MOTION BY MRS. VANNECK TO DEFER THIS PROJECT TO THE APRIL MEETING.

MOTION SECONDED BY MRS. BLADES.
MOTION CARRIED UNANIMOUSLY.

F Application for Certificate of Appropriateness #4-2003 (deferred from Feb.)

Beach cabana, pool, spa, deck

Owner/Applicant: James H. Clark, Trustee of the James H. Clark and Nancy Rutter Clark Revocable Living Trust dated 11/5/99

Address: 1500 South Ocean Boulevard

Architect: Bridges, Marsh & Carmo Inc.

Project Description: Request approval of the following:

A. Demolition of existing beach cabana

B. Construction of new beach cabana (including 1789 square feet of enclosed cabana, 724 square feet of covered patio, and 187.6 square feet open trellis)

C. Swimming pool, spa, and deck

D. Other associated changes as presented

CALL FOR DISCLOSURE OF EXPARTE COMMUNICATIONS: None declared

Mr. Mark Marsh of Bridges Marsh and Carmo returned to the LPC with revised drawings pursuant to comments made at last month's meeting. Prior to discussing those changes, however, Mr. Marsh attempted to clarify the north access point to the beach parcel. Since the last meeting, Mr. Marsh has met with staff and the DOT. In order to have this access point, the applicant is bound to do stabilized sod only, no pavement. That stabilized sod must extend down to the seawall. Mr. Moore acknowledged that this was consistent with his understanding of this issue.

Mr. Marsh displayed the previous west elevation design for the cabana and the revised design of that elevation. The new design shows a lowered parapet on the north and south ends of the cabana, achieving a 1.5' differential in roof height between the middle section and the north and south ends. The trellis walkway, which was open originally, will now be covered with a tile roof, to match, to aesthetically link the building sections. Stone details have been added around the windows for depth and shadow line. The keystones have been removed.

MOTION BY MRS. WILKEY FOR APPROVAL OF THE REVISED DESIGN AS PRESENTED TODAY.

MOTION SECONDED BY MRS. HOFFMAN.
MOTION CARRIED UNANIMOUSLY.

G. Application for Certificate of Appropriateness #8-2003
Landscape/Hardscape
Owner/Applicant: Ed Curran
Address: 230 Pendleton Avenue
Architect: James M. Towery & Associates
Efflorescence Inc., Mr. Alan Stopek
Project Description: Request approval of landscape/hardscape including:

1. New landscape design
2. Remove existing asphalt driveway and replace with "pillowed" medium grey paver stone. (The eastern portion of the driveway, as well as the driveway leading to the garage, will remain as the driveway. The western driveway space will be landscaped, and a paver pathway, to match driveway material, will be installed.)
3. New wrought iron gate opening to the western segment of the property.
4. Enlarge existing patio and surface in 2'x2' cast stone.
5. Create patio, in 2'x2' cast stone, off the kitchen.
6. Increase height of existing wall on the southern perimeter from 5' to 7'.
7. New patio and free standing water fountain and basin on southern portion of the grounds.
8. Other associated changes as presented

CALL FOR DISCLOSURE OF EXPARTE COMMUNICATIONS: Mrs. Victor stated she drove by the property.

Architect Tom Kirchhoff and Alan Stopek, Landscape Architect with Efflorescence, presented this request. Mr. Stopek stated that the landscape design is Mediterranean with plant materials selected to sculpt the landscape, and bring unity and order. Mr. Stopek thoroughly reviewed the plant species to be used on the site, as well as the hardscape areas. Topiaries are included. Tall ficus are found on the north, south, and west perimeters. On the east side, there will be ficus and a property wall, with no additional plantings due to the shade. A free standing water fountain is included in the design. The driveway will be done in pillowed grey pavers. Patios will be done in 2'x2' cast stone pavers in a natural color. The landscaped area is 39.8% as opposed to the previous condition of 32.7% landscaped area. Mr. Kirchhoff showed the landscape/hardscape design presented two years ago, and commented that this new design reduces the amount of hardscape.

Mrs. Victor commented that the house is informal in design, while the landscape is formal. In light of the grey pavers, Mrs. Vanneck stated she would like to see the color of the home. The applicant's representatives stated the home is light taupe with white shutters. Mr. Pandula asked whether the architect would consider stopping the grey pavers sooner so they are not taken right up to the front door, i.e., stop the grey pavers where the cars stop, and on pedestrian walkways, perhaps use more cast stone. Mrs. Hoffman felt the driveway material was too utilitarian. Mr. Segraves complimented the design as bringing more landscape area to this Pendleton property. He agreed with breaking up the paver area, and asked that the landscape not be too contrived with formality.

MOTION BY MRS. VANNECK FOR DEFERRAL TO THE APRIL MEETING, ASKING THE APPLICANT TO RETURN WITH THE COLORS OF THE HOUSE, THE ROOF,

THE SHUTTERS AND TRIM, AND TO RETURN WITH A SAMPLE OF THE DRIVEWAY MATERIAL, AND AN ALTERATION TO THE DRIVEWAY.

MOTION SECONDED BY MRS. HOFFMAN.
MOTION CARRIED UNANIMOUSLY.

H. Application for Certificate of Appropriateness #9-2003, Landscape/Hardscape
Owner/Applicant: Mrs. San Lee
Address: 181 Clarendon Avenue
Architect: Steven M. Dauber, Life Force Nurseries Inc.
Project Description: Request approval of landscape/hardscape and other associated changes as presented

CALL FOR DISCLOSURE OF EXPARTE COMMUNICATIONS: Mrs. Victor went to the site. Mr. Segraves met with Mr. Dauber at Mr. Segraves' office.

This project was presented by Mr. Steven M. Dauber of Life Force Nurseries. Mr. Dauber was sworn as he was not sworn earlier. Mr. Dauber referred to this property as quite unique, and stated that he attempted to use landscaping to accentuate the architecture to achieve a feeling of "elegance and serenity." Along the main street, Royal Palms, with 20' of grey wood, will be planted. The rest of the plants on the front of the property will be kept close to the building. A hedge will occur at the base of the wall and at the base of the building. Some nice planted containers will be placed at the front entry. There is a landmarked gate which will be re-applied in the wall. The driveway material will be concrete pavers in a pale tan in the Apian way style. In the rear of the home, the hardscape has been reduced by 800 square feet. Paving, other than on the driveway, will be done in a matte finish travertine (pool deck, patios, terraces, walkways). The rear patio will be punctuated by two ficus trees. The landscape in the rear is designed to keep as much of the rear yard open as possible. Six large Phoenix Sylvestris will line the back edge of the property. The configuration of the pool has been changed from the original 14'x28' rectilinear pool to a new pool of the same size, but now with rounded ends and the addition of a spa to the pool. The pool terrace has been reduced in size. Foxtail palms will form an alley at the pool. A 5' to 6' ficus hedge will line the south perimeter of the property. Several fruit trees occur on the property. A travertine walkway will lead between the guest house/garage and the main house.

Mrs. Victor expressed concern over the east property wall, particularly the south part of the wall which looks very high. Mr. Frank stated he has visited the site, and he is likewise concerned about the height of the wall, and how the northernmost end of that south wall section dovetails into the open cabana. He advocated that any motion for approval of this project should be conditioned upon a further review of the wall, after the street modifications to raise the street are completed. Mr. Dauber noted that the landmarked gate, to be replaced into that wall, was designed to fit into a 6' high wall.

Mr. Dauber addressed the issue of landscape lighting. The only landscape lighting will occur at the Royal Palms (using single 70 watt uplights per tree), and the same at the Phoenix Sylvestris in the rear and at the palms around the pool. Mr. Dauber noted that the existing gazebo has been removed from the property, but will be relocated back to the same southeast corner location.

Mr. Moore stated that the Town is going to do something with the street since it presents an ongoing problem. He believed it would be resolved shortly, but it does require agreement from the property owners as there is some cost sharing involved. Mr. Moore stated that the wall cannot be approved today if it is higher than 6 feet from the crown of the road, as it exists today. He cautioned the LPC to leave the wall out of any approval.

MOTION BY MRS. VANNECK FOR APPROVAL OF THE PROJECT, AS PRESENTED, WITH THE PROVISO THAT THE SITE WALL ON THE EAST ELEVATION BE HELD IN ABEYANCE, AND IT CAN BE REVIEWED AGAIN AND ALTERATIONS MADE IF NEED BE, AFTER THE STREET HAS BEEN RAISED, (I.E., EFFECTIVELY THE WALL CANNOT BE APPROVED TODAY AND WILL HAVE TO RETURN TO THE LPC FOR APPROVAL, WITH THAT APPROVAL PENDING THE COMPLETION OF WORK TO RAISE THE STREET.)

MOTION SECONDED BY MRS. WILKEY.
MOTION CARRIED UNANIMOUSLY.

I. Application for Certificate of Appropriateness #10-2003, Modifications to the Venetian Ballroom
Owner/Applicant: The Breakers Palm Beach Inc.
Address: 1 South County Road
Architect: Peacock and Lewis
Project Description: Renovation of the Venetian Ballroom **(tax abatement project)** including the following:

1. Replace the seven (7) existing oceanfront windows with seven (7) new impact rated windows
2. Remove exterior shutters and sheet metal covers to the arches
3. Eliminate the center load-in/load-out doors and exterior stairs and replace them with new automatic doors and exterior stairs at two locations, the most northern and southern oceanfront windows. The stairs will have stucco finish and wrought iron railing.
4. Demolish and remove entire Venetian Ballroom ceiling. Replace with a new plaster ceiling at 22 feet and include acoustical tile in six (6) coffers at 25 feet. Add new recessed lighting, pin-spot lighting and (6) new crystal chandeliers. The ceiling will receive various types and layers of applied moldings.
5. Wall space will be treated with fabric and wood moldings above a millwork wainscot. On the floor, only the burgundy travertine marble inlays will be replaced. The original marble will be retained.
6. Remove eight (8) large chilled water air handling units and replace with six (6) new units. The Venetian Ballroom will receive new linear diffusers with hidden return air vents, a new sprinkler system and upgraded electrical systems.
7. Other associated changes as presented

CALL FOR DISCLOSURE OF EXPARTE COMMUNICATIONS: Mr. Pandula stated that he had met with Mr. Alex Gilmurray relative to the project.

Architect Steve Pollio with Peacock and Lewis Architects was sworn by Mrs. Delp, and presented this request for the Venetian Ballroom, which was part of the 1969/1970 addition to the hotel. Several years ago, rolling storm shutters were added to the ballroom's window exteriors, along with a sliding door which facilitated load-in activities for functions. The current proposal would completely remove the existing shutters in favor of replacing the existing window system (3 bay) with impact windows (4 bay) with fan lites. Secondly, the one central exterior stair would be removed, and replaced with a set of stairs (concrete stairs with a pre-cast covering) on each of the ends to facilitate load in activities at the Venetian Ballroom. Railings will be consistent with other railings on site.

Mrs. Day commented that it is a wonderful improvement to remove the shuttering system in favor of impact windows. This Venetian Ballroom area is a non-contributing part of the hotel, but since it is a National Register building and a tax abatement project, it is applicable for LPC review.

MOTION BY MRS. WILKEY FOR APPROVAL OF ITEMS 1, 2, AND 3, AS LISTED.
MOTION SECONDED BY MRS. BLADES.
MOTION CARRIED UNANIMOUSLY.

Mr. Alex Gilmurray, Chief Financial Officer of the Breakers Hotel, and Mr. Pollio stated that they were not fully prepared to discuss the interior of the Venetian Ballroom today. Mrs. Day stated that the room layout will remain the same, but finishes will change.

MOTION BY MRS. VANNECK TO DEFER ITEMS 4, 5, 6, & 7 TO THE APRIL MEETING.

MOTION SECONDED BY MRS. BLADES.
MOTION CARRIED UNANIMOUSLY.

VII **<u>Other Business</u>**

A. Distribution of Undesignation Report for 455 North County Road for the April 2003 meeting.

Copies of the Undesignation Report were distributed to the members present, and Mr. Frank encouraged the members to read and become familiar with the report. He noted that an undesignation hearing follows the same procedure as a designation hearing. Several members expressed an interest in visiting the site. Mr. Moore responded that staff could contact Attorney Ron Kolins to determine whether his client is amenable to individual site visits.

Mrs. Victor asked what prevents a project from being started and then abandoned. Mr. Randolph responded that the Code Enforcement Board would take action, and possibly institute fines. She questioned whether language could be added to the LPC ordinance to prevent such situations. Mrs. Victor also mentioned that other communities have established "cooling off periods" which forestall demolition of homes for a set time period, inviting other solutions for properties, other than demolition. Mr. Moore cautioned the LPC to give careful consideration before adding a burden to all LPC property owners.

Members will be provided with copies of the original designation report and the 1995 update to that report.

******

Regarding: 280 Sunset Avenue:

Mr. Moore stated that the project will be receiving notice relative to failure to continue meaningful work. Apparently, as the renovation here began, several structural problems were discovered. The question remaining is ...who will pay for those structural repairs, the tenant or the owners? Staff will ask that the building be adequately closed and the alley to south be cleaned up until this issue is resolved.

******

Mr. Pandula welcomed Mr. Hanley to service on the Landmarks Preservation Commission.

VIII **Adjournment**:

MOTION BY MRS. VANNECK TO ADJOURN AT 11:17 A.M.
MOTION SECONDED BY MRS. BLADES.
MOTION CARRIED UNANIMOUSLY.

The next meeting of the Landmarks Preservation Commission will be held on **Wednesday, April 16, 2003** at 9:00 a.m. in Town Council Chambers, 2nd Floor, Town Hall, 360 South County Road, Palm Beach, Florida.

Respectfully submitted,

Ann Blades

Ann Blades, Secretary
LANDMARKS PRESERVATION COMMISSION

cmd

TOWN OF PALM BEACH
LANDMARKS PRESERVATION COMMISSION

ATTENDANCE RECORD 2003

MEMBERS	1/03	2/03	3/03	4/03	5/03	6/03	7/03	8/03	9/03	10/03	11//03	12/03
Eugene Pandula	P	P	P									
Elizabeth Dowdle	P	P	(Term expired 3/03)									
Sari M. Wilkey	P	P	P									
Ann Vanneck	P	P	P									
Ann Blades	P	P	P									
Jack Pyms	P	P	P									
Judy Hoffman	P	E	P									
Patrick Segraves	Alt. P	Alt. P	P									

ALTERNATE MEMBERS	1/03	2/03	3/03	4/03	5/03	6/03	7/03	8/03	9/03	10/03	11/03	12/03
Wendy Victor	P	P	P									
William Lee Hanley Jr.	n/a	n/a	P									
Richard Krock	n/a	n/a	E									
Mario Nievera	P	P	(Did not seek re-appointment)									

LEGEND:

P	=	Present
E	=	Excused
U	=	Unexcused
A	=	Absence Pending Classification as "excused" or "unexcused"

TOWN OF PALM BEACH
LANDMARKS PRESERVATION COMMISSION

RECORD OF VOTING CONFLICTS 2003

MEMBERS	1/03	2/03	3/03	4/03	5/03	6/03	7/03	8/03	9/03	10/03	11/03	12/03
Eugene Pandula	___	___	___	___	___	___	___	___	___	___	___	___
Elizabeth Dowdle	___	___	(Term expired 3/03)									
Sari M. Wilkey	___	___	___	___	___	___	___	___	___	___	___	___
Ann Vanneck	___	___	___	___	___	___	___	___	___	___	___	___
Ann Blades	___	___	___	___	___	___	___	___	___	___	___	___
Jack Pyms	___	___	___	___	___	___	___	___	___	___	___	___
Judy Hoffman	___	___	___	___	___	___	___	___	___	___	___	___
Patrick Segraves	Alt. ___	Alt. ___	___	___	___	___	___	___	___	___	___	___

ALTERNATE MEMBERS	1/03	2/03	3/03	4/03	5/03	6/03	7/03	8/03	9/03	10/03	11/03	12/03
Wendy Victor	___	___	___	___	___	___	___	___	___	___	___	___
William Lee Hanley Jr.	___	___	___	___	___	___	___	___	___	___	___	___
Richard Krock	___	___	___	___	___	___	___	___	___	___	___	___
Mario Nievera	___	___	(Did not seek reappointment)									

LEGEND:

V = One Voting Conflict during a meeting
V2 = Two Voting Conflicts during a meeting
V3 = Three Voting Conflicts during a meeting

VPD = Voting Conflict Previously Declared (This category to be used when a conflict has Been declared at a previous meeting, and the Changes being reviewed are part of an ongoing project. ONLY COUNT ORIGINALDECLARED CONFLICT PER JCR, TOWN ATTORNEY